

MANSFIELD TOWNSHIP LAND USE BOARD
JUNE 17, 2019
MINUTES

Official notice of the time, date and location of this regular public meeting, where formal action may or may not be taken, was given by publication in The Star Gazette. In addition, notice of this meeting was posted on the bulletin board in the Municipal Building, publishing on the Municipal web site, and given to the Township Clerk.

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by **CHAIRMAN VAEZI** at 7:30pm.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in the Star Gazette and Express Times;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk

Present: Farino, Hayes, Hight, Barton, Jewell, Keggan, Vaezi

Alternates present: Cruts, Wielgus

Absent: Spender, Petteruti

Also present: James Bryce, Esq.

Pledge of Allegiance was recited by all.

MINUTES:

MOTION made by **JEWELL** to approve the minutes of the May 20, 2019.

SECONDED: KEGGAN

Those in favor: Farino, Hayes, Hight, Barton, Jewell, Keggan, Vaezi, Wielgus

Opposed: None

Abstain: Cruts

RESOLUTION:

Case 19-04 – B 11.05 L 12.01 - 1885 Rt. 57 - Walmart – sign variance

Some minor changes were mentioned regarding the names and credentials of those who testified as well as a slight discrepancy between the plan calculation and the verbal testimony.

FARINO stated he spoke to someone at WalMart regarding the gentleman's complaint from last meeting regarding the blinking blue light and intercom system at the rear of the building. Based on the explanation it was the security system that projected verbal warnings when something went under them. The lights and speakers have now been turned off.

MOTION by **VAEZI** to approve the resolution for Case 19-04 – B 11.05 L 12.01 - 1885 Rt. 57 - Walmart – sign variance with the corrections discussed.

SECONDED: FARINO

Those in favor: Farino, Jewell, Keggan, Wielgus, Vaezi

Opposed: None

Abstain: Hayes, Hight, Barton, Cruts

APPLICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

Ms. Griffith requested the Board recommend to the Township Committee changing the application process to require the applicant to be responsible for publishing and paying for the Notice of Decision. This would also make it consistent since the applicant initially publishes the Notice of Hearing.

Some Board members asked what mechanism is in place to make sure they actually do this.

Mr. Bryce, Esq. suggested that the failsafe could be that if they do not publish within a certain period of time the Township will publish but the expense will come out of the applicant’s escrow.

MOTION was made by **FARINO** to recommend to the Township Committee changing the Boards ordinance for Notice of Decision to make the applicant responsible for this publication within 10 days with a failsafe to make sure it gets done of either a penalty and/or we will do it but take the expense from thier escrow.

SECONDED: HAYES

Those in favor: Farino, Hayes, Hight, Barton, Keggan, Wielgus, Vaezi

Opposed: Jewell, Cruts

Abstained: None

DISCUSSION/CORRESPONDENCE: None

INVOICES:

Murphy McKeon, P.C.

Inv. #1651	WalMart	\$555.00
Inv. #1650	BHT	\$915.00
Inv. #1652	Wanous	<u>\$75.00</u>
		\$1,545.00

Kastrud Engineering, LLC

Inv. #1485	Airport Rd Estates	\$60.00
Inv. #1486	Meadows	\$1,860.00

Inv. #1488	BHT	<u>\$150.00</u>
		\$2,070.00
GRAND TOTAL		\$3,615.00

MOTION was made by **FARINO** to authorize payment by the Township Committee for the invoices submitted by the professionals.

SECONDED: KEGGAN

Those in favor: Farino, Hayes, Hight, Barton, Jewell, Keggan, Wielgus, Cruts, Vaezi

Opposed: None.

Abstained: None.

Mr. Cruts asked what all of the Brinkerhoff billing was for.

Ms. Griffith, since Mr. Kastrud was absent, explained that Mr. Kastrud has been working with their Engineer on Resolution compliance and that they have their septic plans in to the Board of Health so they appear to be moving forward with that development.

No public was in attendance.

ADJOURNMENT:

VAEZI adjourned the meeting at 8:07 pm